

Ribble Valley Borough Council
Development Control

Tel 0300 123 6780
Email developeras@lancashire.gov.uk

Your ref 3/2019/0927
Our ref 17th October 2019
Date

Dear Sir / Madam

Application no: 3/2019/0927

Address: Land between 34 / 40 George Lane Read
Proposal: Erection of Detached Dwelling - Outline

I have no objection to this proposed development, but please note the following.

Works will be required in the highway to create the access to the site. The developer should contact LCC highway to discuss these items and agree the works required.

Should your council be minded to approve this application I would request that the following planning condition and note be attached to any permission that may be granted.

Condition

- 1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of George Lane to points

Phil Durnell

Director of Highways and Transport
Lancashire County Council
Cuerden Mill • Cuerden Way • Bamber Bridge • Preston • PR5 6BS

measured 45m in each direction along the nearer edge of the carriageway of George Lane, from the centre line of the access, and shall be constructed and maintained at footway/verge level in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority'). Reason: To ensure adequate visibility at the street junction or site access.

Note

This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges), the County Council as Highway Authority must specify the works to be carried out, Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any works can start you must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings.

Yours faithfully

Dave Bloomer
Highways & Transport
Lancashire County Council